2 rooms in Musicians Quarter

€355,000

Musicians Quarter · 2 rooms · 52 m² in size



Key details

Surface area	**52 m²**
Rooms	**2**
Floor	**2nd**
Lift	**Yes**
Terrace	**Yes**
Cellar	**Yes**
Annual charges	**€2,000 /yr**

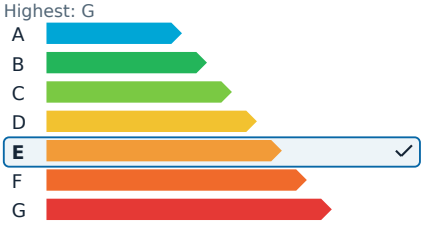
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **E**

Lowest: A
Highest: G



Description

This bright and well-maintained two-bedroom apartment in Nice offers a comfortable living environment on the second floor of a six-story building. With a generous 52 square meters of living space, the property benefits from a dual north-south exposure, ensuring ample natural light throughout the day. The layout includes an entrance that leads to all living areas. The living room, which also serves as a dining area, is the centerpiece of the home, enhanced by its favorable orientation. The separate kitchen is functional and clearly defined. The bedroom is quiet and well-sized, featuring an adjoining dressing room for optimized storage. Additionally, there is a study, perfect for remote work or as a dedicated workspace. The apartment also includes a bathroom and a separate WC.

The property boasts a private terrace, providing a pleasant outdoor space, and a basement storage room for additional storage needs. Comfort is further enhanced by reversible air conditioning, urban heating with radiators, fiber optic internet, and a ventilation system. The building is secure, equipped with an intercom, a caretaker, and an elevator.

The apartment is part of a co-ownership comprising 97 lots and is not subject to any ongoing legal proceedings as per article L. 721-1 of the construction and housing code. The average monthly management cost declared by the seller is €166.67, equating to €2000 annually. Agency fees are borne by the seller.

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